

Examiner Recommendation	Action Taken
Section 3: Neighbourhood Plan Strategy	
<p><b>Update references to the emerging District Plan context on pages 24 and 25 of the Plan as necessary</b></p>	Modification made
Built up Area	
<p>Policy BOLBB1 – Built-up Area Boundary.</p> <ul style="list-style-type: none"> <li>• <b>Insert a larger scale map of the built-up area boundary and conveniently locate it for ease of reference alongside the policy</b></li> <li>• <b>Add “<i>or the proposal is in accordance with other planning policies applying to the Parish</i>” after “...elsewhere in the Neighbourhood Plan” in the first criterion in the part of the policy which deals with development outside the built-up area boundary</b></li> <li>• <b>Delete paragraph 4.3 on page 26 of the Plan</b></li> </ul>	<p>Modification made</p> <p>Modification made</p>
Environment and Heritage	
<ul style="list-style-type: none"> <li>• <b>Delete the sentence “Locally there is no need to allocate land for development within this area.” from paragraph 4.14</b></li> </ul>	Modification made
Environment and Heritage	
<p>Policy BOLE1 Protect and Enhance Biodiversity</p> <ul style="list-style-type: none"> <li>• <b>Insert at the end of the second criterion of the policy the words: “<i>...and in the case of loss or deterioration of irreplaceable habitats permission will be refused unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and...</i>”</b></li> </ul>	Modification made
Environment and Heritage	
<p>Policy BOLE2 Protect and Enhance the Countryside.</p> <ul style="list-style-type: none"> <li>• <b>Replace the word “any” in the second paragraph of the policy with “<i>Major</i>”</b></li> <li>• <b>Delete “(as required by national planning</b></li> </ul>	Modification made

<p>policy)” from the second paragraph of the policy</p> <ul style="list-style-type: none"> <li>• Delete the words “...and that it fulfills the requirements of Mid Sussex District Plan Policy C4.” from the policy</li> <li>• Delete paragraph 4.20 in its entirety</li> </ul>	<p>Modification made</p> <p>Modification made</p> <p>Modification made</p>
Housing	
<p>Policy BOLH1 Residential Development Mix.</p> <ul style="list-style-type: none"> <li>• Add the words “<i>subject to viability considerations</i>” at the end of the first sentence of the policy</li> <li>• Reword the last sentence of the policy to read: “<i>An alternative mix of dwelling size provision will only be permitted if a robust justification is provided to the satisfaction of the local planning authority that the scheme as a whole would reflect the most up to date housing needs evidence available taking into account viability considerations.</i>”</li> </ul>	<p>Modification made</p> <p>Modification made</p>
Housing	
<p>Policy BOLH2 Infill and Backland Development</p> <ul style="list-style-type: none"> <li>• Delete “...the uniformity of the street...” and replace with “<i>the characteristics and features of the street</i>” in the first paragraph of the policy</li> <li>• In the fourth bullet point of the policy replace the word “seriously” with the word “<i>materially</i>”; and add the word “<i>materially</i>” before “...obstructing the path of direct sunlight...”; and delete the words “once sunny”</li> </ul>	<p>Modification made</p> <p>Modification made</p>
Housing	
<p>Policy BOLH3 Affordable Housing</p> <ul style="list-style-type: none"> <li>• Delete paragraph 4.41 on page 39 of the Plan</li> <li>• Delete the first sentence of the policy that reads: “The proportion of residential provision that is affordable housing should be in line with the requirement in the MSDC District Plan.”</li> </ul>	<p>Modification made</p> <p>Modification made</p>

<ul style="list-style-type: none"> <li>• <b>Reword the (existing) second paragraph of the policy to read: “<i>The type of affordable provision on any particular site should seek to address local needs as identified in the most up to date housing needs evidence available taking into account viability considerations. Applicants are encouraged to discuss the provision of affordable housing with Mid Sussex District Council before submitting a planning application</i>”</b></li> </ul>	<p>Modification made</p>
<p>Housing</p>	
<p>Policies BOLH4a, BOLH4b and BOLH4c Housing Allocations</p> <ul style="list-style-type: none"> <li>• <b>Number all the maps which show the allocated sites and insert a reference tying the policy to that land in each of the three site allocation policies by adding the words “<i>as shown on Map XX</i>” after the site address</b></li> <li>• <b>Delete the word “ordinarily” from Policies BOLH4a, BOLH4b and BOLH4c</b></li> <li>• <b>In Policy BOLH4a add the words “<i>subject to viability considerations</i>” at the end of the criterion that reads “the provision of a minimum of 10 public parking spaces to serve Bolney C.E.P. School; and”</b></li> <li>• <b>In Policy BOLH4a change the fifth criterion to read: “<i>Take every available opportunity to provide a link to the existing footpath to the west of the site providing access onto The Street and to provide pedestrian links to the school; and</i>”</b></li> <li>• <b>In Policy BOLH4a change the sixth criterion to read: “<i>Incorporate green space within the site to integrate the development and take account of its context and the land levels within the site; and</i>”</b></li> </ul>	<p>Maps titled “Inset Map 4a Land opposite the former Queens Head Public House; Inset Map 4b G&amp;W Motors Site, London Road; and Inset Map 4c Bolney House Gardens”. References to the inset maps added after site address in the first sentence of each policy.</p> <p>Modification made</p> <p>Modification made</p> <p>Modification made</p> <p>Modification made</p>

<ul style="list-style-type: none"> <li>• <b>Replace the phrase “wastewater authorities” in the last bullet point of Policy BOLH4a with “wastewater provider”</b></li> <li>• <b>In the third criterion of Policy BOLH4c replace the phrase “...and ensures that the setting of the Conservation Area is maintained” with the words “and ensures that the character or appearance of the Conservation Area is preserved or enhanced;”</b></li> </ul>	<p>Modification made</p> <p>Modification made</p>
Parish Assets	
<p>Policy BOLA1 Protect and Enhance Open Spaces in the village</p> <ul style="list-style-type: none"> <li>• <b>Delete the words “...the Proposals Map in Appendix 4...” from the policy</b></li> <li>• <b>Insert larger scale maps of the two LGS into the Plan and ensure that the policy refers to the maps by inserting the phrase “Map XX and Map XX” after “The following areas as shown on...”</b></li> <li>• <b>The title of the policy goes beyond what the policy actually covers and therefore the Parish council might like to consider an alternative title for the LGSSs.</b></li> </ul>	<p>Modification made</p> <p>Larger scale maps added and titled “A1i Glebe Field” and “A1ii Batchelor’s Field” and amend beginning of policy BOLA1 to “The following areas as shown on Inset Maps A1i and A1ii are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> <li>i) Glebe Field</li> <li>ii) Batchelor’s Field”.</li> </ul> <p>Title of policy BOLA1 modified to “Local Green Spaces in the village”.</p>
Parish Assets	
<p>Policy BOLA2 Extension of Batchelor’s Field</p> <ul style="list-style-type: none"> <li>• <b>Insert a new map of the land subject of this policy into the Plan and ensure that the policy refers to that map by inserting the phrase “...as shown on Map XX...” after the first reference of “Batchelor’s Field” in the policy</b></li> </ul>	<p>Map added and titled “A2 Batchelor’s Field extension”. The phrase “...as shown on Map A2...” added to policy.</p>
Parish Assets	
<p>Policy BOLA3 New School Buildings</p> <ul style="list-style-type: none"> <li>• <b>Change the word “additional” in the policy to “new”</b></li> </ul>	<p>Modification made</p>

<ul style="list-style-type: none"> <li>• <b>Replace the second paragraph of the policy with “<i>The loss of playing fields will be resisted unless it is clearly demonstrated that the land is surplus to requirements or that the playing fields are replaced by equivalent or better provision in a suitable location accessible to pupils on foot.</i>”</b></li> </ul>	Modification made
Parish Assets	
<p>Policy BOLA4 Securing Infrastructure</p> <ul style="list-style-type: none"> <li>• <b>Change the second paragraph of the policy to read “<i>Development which is otherwise acceptable that provides contributions to the Bolney Neighbourhood Plan infrastructure projects listed in paragraph 4.87 will be strongly supported.</i>”</b></li> <li>• <b>Replace “WSCC” in bullet point three of paragraph 4.87 with “<i>Highways England</i>”</b></li> <li>• <b>Replace “Highways England” in bullet point five of paragraph 4.87 with “WSCC”</b></li> </ul>	<p>Modification made</p> <p>Modification made</p> <p>Modification made</p>
Parish Assets	
<p>Policy BOLA5 High Speed Broadband</p> <ul style="list-style-type: none"> <li>• <b>Reword Policy BOLA5 to read: “<i>All new development must be designed to enable connection to high quality communications infrastructure including super-fast broadband. Where this would not be possible, practical or economically viable Community Infrastructure Levy may be used for this purpose or a planning contribution may be sought.</i>”</b></li> </ul>	Modification made
Business	
<p>Policy BOLB1 Protection of Existing Commercial Premises</p> <ul style="list-style-type: none"> <li>• <b>Replace the first paragraph of the policy with: “<i>The change of use to other employment, commercial or business uses, or the extension of, buildings in employment, commercial or business uses located in the built up area of Bolney will be supported.</i>”</b></li> <li>• <b>Delete the reference to the proposal in the emerging District Plan from paragraph 4.90</b></li> </ul>	<p>Modification made</p> <p>Whole of paragraph 4.90 deleted.</p>
Business	

<p>Policy BOLB2 Expansion of Commercial Activity at Bolney Grange Business Park</p> <ul style="list-style-type: none"> <li>• <b>Revise title and text on page 58 so that it ties up with Policy BOLB2</b></li> <li>• <b>Number and title the map on page 59 and insert a cross-reference to it in the policy itself by adding the words “as shown on Map XX” after “...Bolney Grange Business Park</b></li> <li>• <b>Delete the words “Bolney Grange Business Park” at the start of the policy</b></li> <li>• <b>Reword the second criterion of the policy to read: “it is demonstrated that there is satisfactory drainage; and”</b></li> <li>• <b>Delete the reference to the objective in the emerging District Plan from paragraph 4.102</b></li> </ul>	<p>Title of policy BOLB2 modified to “Development within Bolney Grange Business Park”</p> <p>Map titled “Inset Map B2 Bolney Grange Business Park” and “as shown on Inset Map B2” added after “Planning permission for B-class commercial uses on 0.65 hectares of land at Bolney Grange Business Park”.</p> <p>Modification made</p> <p>Modification made</p> <p>First sentence of paragraph 4.102 deleted.</p>
Business	
<p>Policy BOLB3 Provision of a Community Shop</p> <p>The policy lends support to any proposal to change the use of an existing building to a retail facility capable of serving the local community. This, to my mind, would support any application for a change of use to retail as it could be readily argued that any such facility would be capable of serving the needs of the community. Given that a planning permission would not distinguish between the occupation or management of a retail unit, provided the Parish Council are comfortable with the policy which despite its title, effectively supports any change of use to any retail facility anywhere in the Parish (as the policy is not locationally specific), then this policy would meet the basic conditions as it would promote local services.</p> <p>If the Parish Council did not intend the policy to be so widely applicable, I suggest that the aspiration for a community shop is placed in a separate ‘community aspirations’ element or appendix of the Plan as a community action and the policy and its supporting text deleted from the Plan.</p>	<p>Paragraphs 4.106 – 4.111 (renumbered 5.1-5.6) and BOLB3 be moved to a new section 5 titled ‘Community Aspirations’ and title of BOLB3 modified to “<b>Aim – Provision of a community shop</b>”. Modify wording of the aim to read “The provision of a community shop will be supported provided that sufficient parking and safe access can be provided. This does not imply support for any other type of Class A1 retail use and any planning application to change the use of an existing building to a retail</p>

	<p>facility will be considered on its merits according to how well it will serve the local community and whether this can be secured through planning controls”.</p> <p>Existing section 5 retitled “Section 6” and paragraphs renumbered 6.1-6.4</p>
Travel and Parking Policies	
<p>Policy BOLT1 Transport Impact of Development</p> <ul style="list-style-type: none"> <li>• <b>Delete the word “ordinarily” from the policy</b></li> </ul> <p><b>Change criterion a) to read: “<i>That any additional traffic generated by the proposal has an acceptable impact on the Parish’s pedestrians, cyclists, road safety and will not lead to increased congestion; and</i>”</b></p> <ul style="list-style-type: none"> <li>• <b>Replace criterion c) with; “<i>Any available opportunities are taken to provide safe pedestrian or cycle routes from the development to key facilities in Bolney village.</i>”</b></li> <li>• <b>Explain and list what the key facilities in Bolney village are in the supporting text</b></li> </ul>	<p>Modification made</p> <p>Modification made</p> <p>Modification made</p> <p>Modify original paragraph 4.120 to “All new development will be expected to provide safe vehicular and pedestrian access into the site and promote pedestrian safety and access from the development to key facilities in the village e.g. primary and nursery schools, public houses, church and chapel, recreation / open spaces and bus stops etc.”</p> <p>Renumber paragraphs 4.106 – 4.115 to take account of modifications to location of community shop section.</p>
Travel and Parking Policies	

<p>Policy BOLT2 Parking in the Village</p> <ul style="list-style-type: none"> <li>• <b>Include a large(r) scale map which shows the existing car parks that the policy applies to and cross-reference this map in the policy itself</b></li> <li>• <b>Delete the words “...elsewhere in close proximity to the site.” from the first paragraph of the policy and replace with the words “...by equivalent or better provision in a suitable location.”</b></li> </ul>	<p>Inset Map T2 “Parking in the village’ added and policy BOLT2 modified to “Development on existing car parks as shown on Inset Map T2 ...”</p> <p>Modification made</p>
<p>Travel and Parking Policies</p>	
<p>Policy BOLT3 Off-street Parking Provision for new Residential Development.</p> <ul style="list-style-type: none"> <li>• <b>Delete “the development will not contribute to on-street parking, and the development will not use existing off-street parking spaces, and” from the policy</b></li> <li>• <b>Replace the first sentence of the policy and the remaining sentence (after the above modification) so that the policy reads: “<i>New residential development will be expected to provide the following off-street parking provision as a minimum:...</i>” [retain list and reference to visitor parking]</b></li> </ul>	<p>Modification made</p> <p>Modification made</p>
<p>Appendix C</p>	
<p>Appendix C outlines the basic conditions and arguably as the Plan proceeds it is not essential to include this, but I regard this as a matter for the Parish Council.</p>	<p>Delete Appendix C</p>